

MEETING RECORD

NAME OF GROUP: Nebraska Capitol Environs Commission

DATE, TIME AND PLACE OF MEETING: Thursday, June 23, 2005, 8:00 a.m., Room 206, County-City Building, 555 South 10th Street, Lincoln, Nebraska

MEMBERS AND OTHERS IN ATTENDANCE:

Members: V.J. Nelson and Jeff Searcy present. **Jim Hewitt, Karen Kilgarin, Thomas Laging, Patrick O'Donnell, and Kim Todd absent.**

Others: Matt Metcalf (Davis Design); Bryon Boslau, Jim Dobler and Greg Allen (Farmers Mutual of Nebraska); Mark Jobman (Sinclair Hille Architects); Will Scott (WRK, LLC); Dawn Bringelson (McPhee Elementary PTA); Jeff Cole (Urban Development Department); Ed Zimmer and Michele Abendroth (Planning Dept.)

STATED PURPOSE OF THE MEETING: Regular Meeting of the Nebraska Capitol Environs Commission

Chair Jeff Searcy called the meeting to order at 8:02 a.m.

Approval of meeting notes of April 28, 2005

Due to the lack of a quorum, the meeting notes were not voted upon.

Application by Davis Design on behalf of Farmers Mutual Insurance Company for a Certificate of Appropriateness for demolition of 1235 K Street and 525 S. 13th Street in the Capitol Environs District.

Zimmer noted that while there is not a quorum this month, the meeting today would serve as the initial hearing with final action taken at the next meeting.

Matt Metcalf of Davis Design stated that Farmers Mutual has requested to demolish the buildings on 1235 K Street and 525 S. 13th Street. In addition, there is a major sanitary line and overhead lines, and they would like to acquire the alley and re-route the utilities if possible. They have plans that tentatively approve the re-routing of these utilities. The goal is to get that block cleared in order to ultimately place a new building parallel to 13th Street. The plan is that the new building would be the new corporate headquarters and the old building would be converted to tenant space. They also intend to include some green space. He presented a report from HWS regarding the utility relocation.

Searcy asked if they would re-route the utilities underground. Metcalf replied that they would.

Zimmer stated that Bob Ripley, Capitol Administrator, expressed a concern about demolition prior to the entire plan being known.

Zimmer also noted that the Marvin Krout, Planning Director, expressed a concern with the alley vacation, primarily with the sequence of events.

Searcy asked when they plan to formally apply for vacation of the alley. Metcalf replied that they plan to do so pending approval from the Commission.

Miscellaneous

Update on work in public right-of-way at northeast corner of 14th and P Streets.

Jeff Cole stated that this is an update on a project previously approved by the Commission. He noted that Will and Robert Scott have developed the corner of 14th and P Streets. Several months ago, they came to the Commission with a proposal to do some improvements in the public right-of-way to create an entry on the corner of the building and have some outdoor dining. When that was approved, it required that the remaining sidewalk be adjusted to create more of a pedestrian access. In doing that, they felt it was a good opportunity to address the streetscape surrounding the entire building. Mark Jobman stated that they are considering placing park benches on the corner. They are also considering two new acorn lights as well. They will continue plantings of native grasses, roses and daylilies which are common on P Street. Further up on 14th Street, they would remove the current planting beds with the intention that they may possibly have a tenant with an outdoor café in the future. They would like to keep the current style of brick pavers. In terms of the timeline, they would like to have the restaurant open in August.

Zimmer stated that the Commission has previously approved the Certificate of Appropriateness with the request for an update as the landscape designs were developed. He suggested that the Commission could informally approve the project today. Searcy and Nelson did not express any concerns with the project and informally gave their approval of the project.

Landscape Plan for McPhee School

Zimmer stated that Kim Todd would like to do a joint landscape design project between Lincoln Public Schools and one of her horticulture design classes at the University. Scott Weiskamp of Lincoln Public Schools was very encouraged by the possibility of this effort. Dawn Bringelson, McPhee Parent/Teacher Association grant coordinator for the landscape project, stated that she would like to get the Commission's perception of the project and if it fits in with the vision for the capitol environs district. They plan to do a fall planting. She feels that the mentor partnership with the University is a great idea.

Searcy stated that getting the project started and gaining momentum is key.

The meeting was adjourned at 8:58 a.m.